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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: TPM26-0003 Russell

Lead Agency: Yuba County Planning Department

Contact Name: Jacob Farmer, Planner II

Email: jfarmer@yuba.gov Phone Number: 530-749-5432

Project Location: Browns Valley (*City*) Yuba County (*County*)

Project Description (Proposed actions, location, and/or consequences).

The applicant, Mike Russell, is requesting approval of a Tentative Parcel Map (TPM26-0003) to subdivide an approximately 171 acre parcel into four (4) parcels. Parcels 1 & 2 are proposed to be 40.1 acres in size Parcel 3 is proposed to be 41.2 acres in size and Parcel 4 is proposed to be 50.4 acres in size. The property is currently developed with a horse arenas and stables, a modular home, a 40x150 barn that will remain on Parcel 4. Access to the site is via two existing access easements from HWY 20. The Tentative Map establishes the lot configuration and circulation network that support implementation of the existing zoning designation. The project site is located south of HWY 20, within the community of Browns Valley (APN 006-100-140). The property is currently zoned Agricultural Exclusive with a 40-acre minimum (AE-40) and designated Natural Resources (NR) by the Yuba County 2030 General Plan.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Air Quality (construction dust): MM 3.1 – Implement FRAQMD Fugitive Dust Plan and standard construction-phase mitigation measures.
- Biological Resources (Giant Garter Snake, Western Spadefoot Toad habitat): MM 4.1 – Record deed restriction establishing 100-ft non-development buffers around wetlands/vernal pools/drainage/pond and 50-ft buffers around minor drainages. MM 4.2 – Pre-construction nesting bird survey if ground disturbance occurs Feb 1–Aug 31.
- Cultural Resources (archaeological/historic discoveries): MM 5.1 – Halt work and evaluate any accidental discovery of prehistoric/historic resources.
- Geology/Soils (paleontological resources): MM 5.2 – Halt work within 50 ft of any inadvertent paleontological find pending evaluation.
- Cultural Resources (human remains): MM 5.3 – Halt work, notify County Coroner, and follow NAHC/Most Likely Descendant procedures if human remains are found.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None have been expressed at this time.

Provide a list of the responsible or trustee agencies for the project.

- Yuba County
- California Department of Fish and Wildlife (CDFW)
- Central Valley Regional Water Quality Control Board (RWQCB)
- U.S. Army Corps of Engineers (USACE)
- Feather River Air Quality Management District (FRAQMD)
- United Auburn Indian Community (UAIC)
- Enterprise Rancheria
- U.S. Fish and Wildlife Service (USFWS)